

AGENDA  
ZONING BOARD OF APPEALS  
DECEMBER 12, 2012 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#12-07 – 1250 Gold Star Highway, JJMA Realty LLC, Owner, Chelsea Groton Bank, Applicant; for modifications to ZBA Variance Approval #88-12 and additional variances as follows:

Request to vary Section 5.2 to reduce a portion of the front yard building setback along Candlewood Road from the previously approved 21 feet, down to 7 feet, to allow for the northerly extension of the existing drive through window canopy; to vary Section 5.2 to reduce a portion of the front yard building setback along Gold Star Highway from the previously approved 37 feet, down to 32 feet, in order to accommodate a portion of the existing building roof overhang; to vary Section 7.4-3 B to reduce the required 10 foot wide front yard landscape buffer along a portion of the northerly yard abutting Candlewood Road to 0.61 feet in width, and along a portion of the southerly yard abutting Gold Star Highway to no less than 4 ½ feet in width. Request for additional variances as follows:

Request to vary Section 7.1-36 A to allow the new/additional drive through lane to be located within a front yard; to vary Section 7.1-36 C to allow a total of 11 (eleven) total stacking spaces for the double lane drive through, in lieu of the required 20 (twenty) stacking spaces; to vary Section 7.1-36 F to allow the stacking space exiting the new proposed drive through lane to be located within 19 ½ feet of the curb line of Candlewood Road; to vary Section 7.4-5 B, to reduce the required 5 foot wide parking area perimeter landscape strip along a portion of the Gold Star Highway frontage to no less than 4 ½ feet wide and along a portion of the Candlewood Road frontage to no less than 0.61 feet wide; and to vary Section 6.12-4 A to allow a total impervious coverage of 73.1 %. PIN 179020811110, CB-15 zone.\*

III. MEETING FOLLOWING PUBLIC HEARING

1. Decision on Public Hearing Application

ZBA #12-07 – 1250 Gold Star Highway, JJMA Realty LLC, Owner/Chelsea Groton Bank, Applicant

2. Correspondence

3. Minutes – Meeting of October 24, 2012\*

4. New Business

a) New Applications

i) ZBA #12-09 - 5 Pearl Street, Mystic, Philip Pavone/Owner

5. Report of Staff

IV. ADJOURNMENT

Next Meeting: January 9, 2013

\* Enclosed